

083.0

0010

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

651,900 / 651,900

USE VALUE:

651,900 / 651,900

ASSESSED:

651,900 / 651,900



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		NEWLAND RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: FREETH INGRID	
Owner 2:	
Owner 3:	

Street 1: 77 NEWLAND ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: LOUNSBURY JOHN T -

Owner 2: FREETH INGRID -

Street 1: 77 NEWLAND ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,340 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Aluminum Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4340		Sq. Ft.	Site		0	70.	1.27	6									385,139						385,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4340.000			263,400		3,400		385,100		651,900							
Total Card							0.100			263,400		3,400		385,100		651,900		Entered Lot Size					
Total Parcel							0.100			263,400		3,400		385,100		651,900		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		377.26		/Parcel: 377.2				Land Unit Type:					

## PREVIOUS ASSESSMENT

Parcel ID								
083.0-0010-0006.0								
Tax Yr								
2020	101	FV	263,400	3400	4,340.	385,100	651,900	651,900
2019	101	FV	209,300	3400	4,340.	379,600	592,300	592,300
2018	101	FV	216,500	3400	4,340.	291,600	511,500	511,500
2017	101	FV	216,500	3400	4,340.	275,100	495,000	495,000
2016	101	FV	216,500	3400	4,340.	253,100	473,000	473,000
2015	101	FV	203,900	3400	4,340.	236,600	443,900	443,900
2014	101	FV	203,900	3400	4,340.	217,900	425,200	425,200
2013	101	FV	203,900	3400	4,340.	217,900	425,200	425,200

Parcel ID

083.0-0010-0006.0

!6845!

## PRINT

Date

Time

12/10/20 21:33:08

## LAST REV

Date

Time

02/05/19 11:21:20

ekelly

6845

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

Grantor		Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes				
LOUNSBURY JOHN		1263-157			1/24/2003	Family		100		No	No						
LOUNSBURY JOHN		1193-116			9/3/1998	Family		1		No	No	A					

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	Inspected	PH	Patrick H
8/10/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	163	PATRIOT
4/13/2000	Inspected	263	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	163	PATRIOT
8/2/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 6	Colonial			Full Bath: 1	Rating: Average			SCUTTLE OF=TOILET AND SHOWER STALL IN BMT.														
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 3	Brick or Stone			A 3QBth:	Rating:																	
Frame: 1	Wood			1/2 Bath:	Rating:																	
Prime Wall: 3	Aluminum			A HBth:	Rating:																	
Sec Wall:		%		OthrFix: 2	Rating: Fair																	
Roof Struct: 2	Hip			<b>OTHER FEATURES</b>																		
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1														
Color: BLUE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Fpl:	Rating:			Other														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper														
Grade: C	Average			Lvl 2				Lvl 1														
Year Blt: 1928				Lower																		
Alt LUC:																						
Jurisdict:																						
Const Mod:																						
Lump Sum Adj:																						
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wall: 2	Plaster			Total Units:				Interior:	1	7	4											
Sec Int Wall:		%		Floor:				Additions:														
Partition: T	Typical			% Own:				Kitchen:														
Prim Floors: 3	Hardwood			Name:				Baths:														
Sec Floors:		%						Plumbing:														
Bsmnt Flr: 12	Concrete							Electric:														
Subfloor:								Heating:														
Bsmnt Gar:								General:														
Electric: 3	Typical																					
Insulation: 2	Typical																					
Int vs Ext:																						
Heat Fuel: 2	Gas																					
Heat Type: 3	Forced H/W																					
# Heat Sys: 1																						
% Heated: 100		% AC: 100																				
Solar HW: NO		Central Vac: NO																				
% Com Wall		% Sprinkled:																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 083.0-0010-0006.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
3	Garage	D	Y		112X18	A	AV	1928	26.57	T	40	101			3,400			3,400				
More: N	Total Yard Items:	3,400		Total Special Features:			Total:	3,400		<b>AssessPro Patriot Properties, Inc</b>												